

City of Fort Lauderdale Planning and Zoning Board**STAFF REPORT****Case 141-R-04****March 16, 2005**

Applicant	Bonefish Grill / Promenade at Bay Colony	
Request	Parking Reduction	
Location	6282 North Federal Highway	
Legal Description	Acreage in 12-49-42	
Property Size	237,489 sq. ft. / 5.452 acres	
Zoning	B-1 (Boulevard Business District)	
Existing Land Use	Retail	
Future Land Use Designation	Commercial	
Comprehensive Plan Consistency	Consistent	
Other Required Approvals	None	
Applicable ULDR Sections	47-20 Parking and Loading Zone Requirements	
	Required	Provided
Parking	370	287 (22.4% reduction)
Notification Requirements	Sign Notice	
Action Required	Approve, Approve with Conditions, or Deny	
Project Planner	Name and Title	Initials
	Ella Parker, Planner II	
Authorized By	Gregory Brewton, Deputy Director of Planning and Zoning	
Approved By	Marc LaFerrier, AICP, Director of Planning and Zoning	

Request:

The applicant is seeking a parking reduction of 83 spaces, pursuant to ULDR Sec. 47-20.3, Parking Reductions.

Property/Project Description:

The proposed site is located within the Promenade at Bay Colony, a multi-tenant plaza with parking available on site. The applicant proposes to change approximately 6,000 sq. ft. of retail use to restaurant. The proposed site plan was reviewed by the Development Review Committee on October 12, 2004 and all development requirements have been addressed, except for parking.

The proposed restaurant use requires an additional 83 parking spaces according to current Code. The proposal will change the required parking for the plaza from 287 parking spaces, as approved originally in 1977, to 370 parking spaces as required by Code today (1 space per 30 SF of customer service area + 1/250 SF of gross floor area).

The applicant has provided a parking study, prepared by Kimley-Horn and Associates, Inc., which is included in the plans package. A narrative outlining how the proposal meets the Adequacy Requirements of Section 47-25.2 is attached as **Exhibit 1**.

The following is a copy of the narrative submitted by the applicant, justifying the proposed parking reduction:

“The justification of the Parking Reduction and Utilization Study dated December 16, 2004, and Supplemental Information dated January 5, 2005, is based on the criteria stated in Sec. 47-20.3.A.5. Paragraphs d. and e. No other standard reductions were utilized.

Paragraph d. states: “If the application is based on two (2) or more different users sharing the same parking spaces at different hours, that the peak hour(s) for each use will be at different hours;” The study shows the retail and restaurant uses in the shopping center have operation and peak hours which occur at different hours of the day. This information is further supported by data provided in the Urban Land Institute’s (ULI) Shared Parking publication.

Paragraph e. states: “If the application is based on two (2) or more different users sharing the same parking spaces at the same time because one use derives a portion of its customers as walk-in traffic from the other use, that the two (2) or more uses will share the same users”. The center has a variety of retail and restaurant businesses in the shopping center, which presently promote and share walk-in customers. Based on the Institute of Transportation Engineers (ITE) trip generation methodology, the number of shopping center patrons expected to visit more than one business is estimated to be approximately 18 percent. The proposed Bonefish Grill will increase the activity at the north portion of the center and enhance the opportunity to share walk-in customers.

In addition to the above parking projections, the on-site parking utilization surveys, which were performed on both weekdays and weekends, demonstrated that an abundance of parking was available at all times.”

Staff Determination:

The City’s traffic consultant Jose L. Rodriguez, Keith & Schnars, P.A. has reviewed the traffic study prepared by Kimley-Horn and Associates, Inc. and has recommended approval of the reduction (**Exhibit 2**). The Engineering Department agrees with the recommendation.

Planning and Zoning
Board Review Options:

- If the Planning and Zoning Board determines that the application meets the criteria for parking reductions, the Board shall approve the request subject to ULDR Sec. 47-20.3.A.5.
- If the Planning and Zoning Board determines that the proposed request does not meet the standards and requirements of the ULDR for parking reductions the Board shall deny the application and procedures for appeal to the City Commission as provided in Sec. 47-26B Appeals, shall apply.

Approval Conditions:

1. A Parking Reduction Order must be executed and recorded in the public records of Broward County at the applicant's expense.
2. The applicant must apply for a building permit within 18 months and the permit must be issued within 24 months.